

DEVELOPMENT CODE UPDATE PROJECT

LEGISLATIVE AMENDMENTS SUMMARY

PLEASE NOTE: The following is for illustrative purposes only.

TAM #	Existing/Proposed ACC Citation	Summary of Proposed Code Revision	Summary of PCDC/PC Comments	Summary of PC Recommendations	Summary of PCD Comm. Recommendations	Summary of PW Comm. Recommendations
1	18.12.040.F.1: Main Building Height = 30 feet (R-1 zone)	Proposed for Inclusion in Table 18.06.1 – Residential Development Standards & proposed for increase to 35 feet	TBD	TBD	TBD	TBD

Each text amendment will be referenced with a number to assist reviewers. Staff anticipates breaking down the text amendments by different designations such as “Global” to indicate a new format change or “Chapter” to indicate a chapter change or “Specific Text” to indicate a specific text change.

LEGEND FOR DRAFT TEXT AMENDMENT DOCUMENTS:

Text Type	Explanation
Plain Text	Existing Code Language shown without change to format, location or substance.
<i>Italics Text</i>	Code text that has been moved, or has changed format in some way (i.e., moved from text in a paragraph to text in a table).
Track Changes	Code text that has been changed substantively. <ul style="list-style-type: none">Strike-through shows deleted text.Underline indicates new text.
<u>Editor's Note:</u>	An explanatory note included by staff for Council review. Editor's notes are not intended to remain with the code and will be deleted prior to Council action.

TAM #	Existing/Proposed ACC Citation	Summary of Proposed Code Revision	Summary of PCDC/PC Comments	Summary of PC Recommendations	Summary of PCD Comm. Recommendations	Summary of PW Comm. Recommendations
0	NA	Title 17 Table of Contents. The TOC summarizes the movement of existing chapters and notes which chapter are new.				
1	None/ACC 17.00	Propose a new "User's Guide" (ACC 17.00) for Subdivision Code. In response to PCD/PC comment, used Q & A format for readability. Also updated based on changes to Title.	Liked the user guide concept. Need to make the user guide more "user-friendly" however. Make use of bold/bullets as one suggestion, and incorporate related documents.			
2	ACC 17.02.010/ ACC 17.02.010	Minor edit to language in Short Title subsection to reduce redundancy.				
3	ACC 17.02.030/ACC 17.02.030	Minor edits proposed to the Purpose section of code. These include removing redundant section K (mentioned in 1 st paragraph) and deleting "Lessen congestion" as inappropriate to subdivision based on staff/Code work group comment.				
3a	ACC 17.02.040/ACC 17.02.040	Removed "septic tank permit" since that is not a City of Auburn approval per staff comment.				
4	ACC 17.02.050/ ACC 17.02.050	Propose elimination of Subsection D. Lot line adjustments are not an exception and must comply with Chapter 17.06.				
5	ACC 17.02.060/ ACC 17.02.060	Updates name of department and eliminates redundant repetition of full department name later in paragraph.			Concur with staff recommendation to add requirement for conceptual access plan.	
5	New section – replaces some of detailed application requirements of ACC 17.06.020, ACC 17.10.010, ACC 17.14.030, ACC 17.14.040, ACC 17.14.040, and ACC 17.16.020/ACC 17.02.065	New generic application submittal section replaces some of the lengthy and detailed application submittal lists from other sections of code. Allows City to change the detailed requirements of subdivision applications administratively. In update, some of the more detailed application requirements were replaced in individual code chapters in order to ensure that state statutory requirements for application materials were clearly stated and to address some city staff concerns.	PC/PCD were generally supportive of the concept of removing detail of application requirements not needed and replacing by a general application section with detail updated administratively.			

TAM #	Existing/Proposed ACC Citation	Summary of Proposed Code Revision	Summary of PCDC/PC Comments	Summary of PC Recommendations	Summary of PCD Comm. Recommendations	Summary of PW Comm. Recommendations
5a	17.02.070/17.02.070	Minor edits to the Consent to access to improve readability. Removed portion of edit based on PC/PCD meeting comment that "...applying for approvals.." did not inform reader of what type of approvals.	Phrase "...applying for approvals.." does not inform reader of what type of approvals. Need to be more specific.			
5b	17.02.080/17.02.080	Clarified that enforcement of title is by planning director or designee instead of building official based on staff comment.				
6	ACC 17.24.040/ACC 17.02.090	Moved amendments section to General Provisions. Moved this section from end of amendment section to front since it covers initiation of an amendment.				
6a	ACC 17.04/ACC 17.04	Update ACC 17.04 table of contents to reflect added, deleted, and moved definitions.		PC noted some missing and/or revised definitions were not noted in the TOC. For example, "Alley" had not been added to TOC.		
7	ACC 17.04.040/ACC 17.04.040	Minor edits to definition of "Application".				
8	ACC 17.04.210/ACC 17.04.052	Renamed Lot Line Adjustment to Boundary Line Adjustment and moved to appropriate alphabetical order	Clarify use of terminology: ensure that there is a global search-replace of lot line to boundary line.			
9	None/ACC 17.04.055	Propose new definition of Boundary Line Elimination to go with new code section (ACC 17.08).				
9	ACC 17.04.120/ ACC 17.04.120	Add clarifying language to definition of "Department."				
9a	ACC 17.04.130/17.04.130	Edited definition of "Development permit" per staff comment for clarity and consistency in terminology.				
10	ACC 17.04.140/ ACC 17.04.140	Made definition of "Director" into cross-reference to "Planning director". Moved basic content to new ACC 17.04.265. Propose universal change to "Planning Director" term.				
11	ACC 17.04.180/ACC 17.04.180	Minor edits to definition of "Improvements."				
12	ACC 17.04.200/ACC 17.04.200	Added clarification to definition of "Lot". RCW 58.17.020(9) includes terms parcel and tract in definition of lot.				

TAM #	Existing/Proposed ACC Citation	Summary of Proposed Code Revision	Summary of PCDC/PC Comments	Summary of PC Recommendations	Summary of PCD Comm. Recommendations	Summary of PW Comm. Recommendations
12a	None/ACC 17.04.235	Added definition of “owner”			Concur with staff recommendation to add definition	
13	None/ACC 17.04.237	Added definition of “parcel” with cross-reference to definition of “lot”				
14	ACC 17.04.240/ACC 17.04.240	Staff comment on need for more clear/better definition of “panhandle” term. Suggested alternative definition for “panhandle”.				
15	ACC 17.04.250/ ACC 17.04.250	Add clarifying language to definition of “Planning agency.”				
16	None/ACC 17.04.265	Moved basic content of old “Director” definition to this location. Propose using the term “Planning Director” instead of “Director” for clarity.				
16a	17.04.280/17.04.280	Based on city staff comment that this is not clear, updated/revised definition of “public way” to clarify – other, non-street area set aside for transportation.				
17	ACC 17.04.310/ACC 17.04.310	Propose eliminating term not used in Title 17.				
17a	17.04.340	Minor edit to street definition based on city staff comment to generalize. Check consistency with Title 18 definition.			Concur with staff recommendation to revise definition for clarity	
18	ACC 17.04.350/same	Minor edits to definition of “Street, half” and “Street, private”			Concur with staff recommendation to revise definition for clarity	
19	None/ACC 17.04.385	Added definition of “tract” based on usage found in Title 17.				
19a	ACC 17.04.400/same	Revised the definition of “USGS” to United State Geological Survey.		PC commented that definition of “USGS” appeared to be wrong. Asked for confirmation of source of survey data. Staff updated definition as noted at left and confirmed that the United State Geological Survey is indeed the appropriate survey source.		

TAM #	Existing/Proposed ACC Citation	Summary of Proposed Code Revision	Summary of PCDC/PC Comments	Summary of PC Recommendations	Summary of PCD Comm. Recommendations	Summary of PW Comm. Recommendations
20	ACC 17.16/ACC 17.06	Moved entire Boundary Line Adjustment section of code from ACC 17.16 to ACC 17.06. More logical location in Subdivision Code.				
21	ACC 17.16.005/ACC 17.06.005	Added additional WAC reference per staff request.				
21a	ACC 17.16.010F/ACC 17.06.010F	Updated portion of the scope subsection for boundary line adjustment chapter to indicate that a BLA can occur so long as one parcel becomes more conforming without either parcel becoming conforming. Based on public comment and Planning Commission recommendation.		Recommended revising the scope section of boundary line adjustment to allow one parcel to become more conforming even if neither parcel becomes conforming.		
22	ACC 17.16.020/ ACC 17.06.020	Propose removal of some details of application requirement proposed for removal in favor of general application requirements of ACC 17.02.065. Includes cross-reference to new application section. More detail shown in public hearing version than prior due to concerns from staff that it was too summarized in previous draft.			Concur with staff recommendation to revise to clarify submittal requirements	
22a	ACC 17.16.030/ACC 17.06.030	Administrative review section edited to remove some of the detailed timelines that PCD/PC expressed concern over in comment. Clarified that boundary line adjustment is processed as a Type I decision per Title 14..	PC/PCD commented at on this section asking that unless timeline is required by state statute, then remove from code, or evaluate to ensure that enough time is allowed for staff review/process.			
23	None/ACC 17.08	Created a new Chapter of subdivision code to address boundary line eliminations(BLE). Showed a simplified application requirement per comment to keep simple and try to make BLE less onerous than BLA process. Added clarification that BLE are Type I decisions.			Concur with staff recommendation to revise to clarify submittal requirements	
24	ACC 17.14/ACC 17.09	Moved Short Plat requirements chapter from ACC 17.14 to ACC 17.09 for more logical placement prior to preliminary plat.				
24a	ACC 17.14.010/17.09.010	No change shown – but note that Code Working Group has requested that short subdivision be considered up to 9 lots instead of 4.				

TAM #	Existing/Proposed ACC Citation	Summary of Proposed Code Revision	Summary of PCDC/PC Comments	Summary of PC Recommendations	Summary of PCD Comm. Recommendations	Summary of PW Comm. Recommendations
25	ACC 17.14.030-17.14.040/ACC 17.09.030-17.09.040	Proposed reducing application requirement to cross-reference to new section ACC 17.02.065. Public hearing draft tries to strike a balance by deferring general application requirements to 17.02.065, but including some of the other more specific requirements either mentioned in state law or useful for clarification, in code section. Restores Survey requirements section of 17.02.035.			Concur with staff recommendation to revise short plat submittal requirements for clarity and to specify surveyor must be licensed in Washington state	
26	ACC 17.09.050	Added clarification that short plats are Type II decisions.			Concur with staff recommendation to delete and replace with ACC 17.09.055	
26a	17.14.055/17.09.055	Minor edits to update cross-reference and zone name in Improvements requirements.			Concur with staff recommendation to renumber as ACC 17.09.050 and revise	
26b	17.09.060	New section- preliminary short subdivision approval			Concur with staff recommendation to revise to clarify City review process	
26c	17.09.070	New section- final short subdivision approval			Concur with staff recommendation to revise to clarify City requirements for survey and final short subdivision approval	
27	ACC 17.06/ACC 17.10	Moved preliminary plat requirements chapter from ACC 17.06 to ACC 17.10 for more logical placement in code. Edits to chapter found below.				
27a	17.06.010/17.10.010	Minor updates to preapplication conference section for clarification and addressing staff comments.				
28	ACC 17.06.020/17.10.020	Revised application/submittal sections for preliminary plats and survey requirements. Revised draft references 17.02.065 for general application requirements but includes more detail than last draft in this section to account for state law requirements – and clearly state these application requirements.			Concur with staff recommendation to revise to clarify submittal requirements	
29	ACC 17.05.030/ACC 17.10.030	Deleted detail of public hearing process and added reference to Title 14 with clarification that preliminary plats are processed as Type III decisions. Changed section name from Public Hearing to Review Process				

TAM #	Existing/Proposed ACC Citation	Summary of Proposed Code Revision	Summary of PCDC/PC Comments	Summary of PC Recommendations	Summary of PCD Comm. Recommendations	Summary of PW Comm. Recommendations
30	ACC 17.06.040/ACC 17.10.040	Minor edits for clarity to Administrative review section.			Concur with staff recommendation to revise to clarify administrative review requirements	
31	ACC 17.06.060/None	Deleted previously repealed section on City council action.				
32	ACC 17.06.100/ ACC 17.10.100	Moved adjustments of an approved preliminary plat to ACC 17.10.100 and added language for criteria related to minor adjustments, and further definition related to major adjustments.				
32a	17.06.110/17.10.110	Updated Time limitations for preliminary plats per staff recommendation. Update adds some detail and criteria for extension.			Concur with staff recommendation to revise to clarify terms for consideration of extension of preliminary plat approval	
33	ACC 17.10/ACC 17.12	Moved Final Plat chapter from ACC 17.10 to ACC 17.12. Detail on edits to chapter below.				
33a	None/17.12.005	Add purpose chapter to help clarify what chapter covers for reader.				
34	ACC 17.10.010/ ACC 17.12.010	Revised application section to remove general application requirements (refer to new 17.02.065) – but to include detail of final plat application needed per state law and/or to clarify for applicant what is needed. Updated section by adding a new subsection A.6. as noted under Summary of PC Recommendations.		Based on public comment the Planning Commission recommended a new subsection 17.12.010A6 that would require developer to submit a list of required public improvements that will not be complete at the time of final plat approval for City Engineer's use in determining financial security to be used as part of the final plat review process.	Concur with staff recommendation to revise to clarify submittal requirements	
35	None/ACC17.12.015	Added new section, Review Process, that clarifies Final Plats are Type V decisions.				
35a1	ACC 17.12.050	Revised to clarify distribution and required number of copies for approved final plat			Concur with staff recommendation to revise for clarity	

TAM #	Existing/Proposed ACC Citation	Summary of Proposed Code Revision	Summary of PCDC/PC Comments	Summary of PC Recommendations	Summary of PCD Comm. Recommendations	Summary of PW Comm. Recommendations
35a2	ACC 17.10.080/ACC 17.12.080	Revised section on “Release of improvement guarantee” to remove staff comment and replace with a statement that this shall be consistent with the facility extension provisions of Title 13 (Water, Sewer, and Public Utilities).		Revised section to ensure consistency with Title 13 and to remove staff comment based upon PC review during public hearing.		
35b	None/ACC 17.12.090	Added a section that clarifies survey requirements of final plat. Some language on this previously existed in ACC 17.10. But, this language is intended to clarify survey requirements.			Concur with staff recommendation to move requirement for side lot line marking to this section from ACC 17.14.090	
36	ACC 17.12, and ACC 17.08/ACC 17.14	Moved and combined ACC Chapter 17.12 Subdivision Improvements, ACC 17.08 Improvement Methods, and Panhandle lot access and access tract standards (ACC 18.48.130) to new ACC 17.14.				
36a	ACC 17.12/ACC 17.14	Corrected omission of Section Title # (ACC 17.14). Also revise section headings at beginning of chapter to delete 17.14.030 (Drainage plans) and renumber remainder of section.		Planning Commission noted absence of title number for the moved Improvement Requirements Chapter. Staff revised to add correct number (ACC 17.14). In addition, based on comment at PC hearing, noted deletion of Drainage plan section in chapter not reflected in table of contents. Updated TOC and renumbered remaining sections per comment.		
37	ACC 17.12.010/ACC 17.14.005	Moved Plan preparation, submittal and approval from ACC 17.12.010 to ACC 17.14.005			Concur with staff recommendation to revise to clarify submittal requirements for subdivision improvements	
38	ACC 17.08.010/ ACC 17.14.010	Moved Improvement methods from ACC 17.08.010 to ACC 17.14.010 Note: although unchanged, the Code Working Group has requested that Improvement methods security be revised from 150% of estimated cost of improvements to 125% estimated cost of improvements.		Revised to set a minimum level of required improvements for final plat submissions to clarify for both applicant and City earlier in the process.		

TAM #	Existing/Proposed ACC Citation	Summary of Proposed Code Revision	Summary of PCDC/PC Comments	Summary of PC Recommendations	Summary of PCD Comm. Recommendations	Summary of PW Comm. Recommendations
39	ACC 17.08.020/ ACC 17.14.015	Moved City engineer's certificate of improvements to from ACC 17.08.020 to ACC 17.14.015.		Revised section to specify that City Engineer's certificate is required prior to final plat approval. Response to same public comment advocating to allow for final plat submission while trying to complete required improvements.		
40	ACC 17.12.020 through 17.12.270/ ACC 17.14.020 through 17.14.270	Remainder of chapter up to 17.14.280 is moved straight from ACC 17.12 to ACC 17.14.			Concur with staff recommendation to add references to City Design and Construction Standards, and revise to improve readability and add references to Title 18	
40a	17.12.140/17.14.140	Minor updates based on change in zone name from RR to RC for streets in this low-intensity area.				
40b	17.12.250/17.14.250	Propose minor updates to Lot requirements to account for proposed cluster subdivision chapter (ACC 17.26).				
40c	18.48.130/17.14.280	Moved "Development Standards for panhandle lot access and private access tracts" from 18.48 to 17.14 based on staff recommendation to place these standards in Title 17. Edited standards to update zone names, and remove detailed references to specific sections of engineering and design standards in favor or more general references.				
40d	17.12.280/17.14.290	Moved section from ACC 17.12 to ACC 17.14 similar to other sections noted above.				
41	None/ACC 17.16	Created a new chapter in Title 17 for neighborhood circulation plan. Chapter was revised since PC/PCD committee meeting on 4/14/09 to clarify the purpose and applicability of the neighborhood circulation plan. Neighborhood Circulation plan has been added to application requirement sections for preliminary plats and binding site plans. Clarified definition of what a neighborhood circulation plan is as well.	Clarify what processes require a neighborhood circulation plan. PC/PCD like concept – but need more detail about what this is and what it accomplishes. Revise title of chapter to "Neighborhood Circulation Plan."			
42	ACC 17.18/ACC 17.18	Chapter 17.18 Modifications – title is updated to "Modifications of Standards/Specifications" in attempt to clarify type of modification.				

TAM #	Existing/Proposed ACC Citation	Summary of Proposed Code Revision	Summary of PCDC/PC Comments	Summary of PC Recommendations	Summary of PCD Comm. Recommendations	Summary of PW Comm. Recommendations
42a	None/17.18.005	Propose adding a purpose to the modifications chapter to help clarify for the reader.				
43	ACC 17.18.020/ ACC 17.18.020 and 17.18.030	Amended language to delete existing incorrect reference and updated cross-reference.			Concur with staff recommendation to revise to clarify intent of provision regarding modification of standards	
44	ACC 17.22/ACC 17.20	Moved Alterations chapter to ACC 17.20 and updated title of chapter from Alterations to Subdivision Alterations.				
44a	17.22.010/17.20.010	Updated terms for consistency and clarity.			Concur with staff recommendation to revise to specify subdivision vacations	
44b	17.22.050/17.20.050	Revised requirement from “may need to” to “shall” for survey being prepared by licensed land surveyor.				
45	ACC 17.20/ACC 17.22	Moved Vacations chapter to ACC 17.22.				
45a	None/17.22.005	Added a new purpose section to clarify purpose of chapter for reader.				
46	None/ACC 17.24	Created a new chapter in Title 17 for binding site plans as an alternative form of land division				
46a	None/ACC 17.24.010	Applicability section for binding site plan: would apply to commercial or industrial properties, mixed-use development, and condominiums. Deleted manufactured home reference previously found in section.	PC/PCD comment that they did not want binding site plan to apply to residential (4/14/09). Subsequent PCD meeting (4/27/09) clarified that it is okay to apply to condominiums. Delete reference in applicability to manufactured homes.			
46a	None/ACC 17.24.020	Clarified that BSP is an administrative process that goes through Type II permit as outlined in Title 14. Added review and decision criteria to this section to clarify criteria.	Request to clarify the process that a BSP goes through.		Concur with staff recommendation to revise requirements and timing for approval of binding site plan	
47	None/ACC 17.24.030	Proposed reducing application requirement to cross-reference to new section ACC 17.02.065. Includes neighborhood circulation plan as one of the requirements.			Concur with staff recommendation to revise to clarify submittal requirements	

TAM #	Existing/Proposed ACC Citation	Summary of Proposed Code Revision	Summary of PCDC/PC Comments	Summary of PC Recommendations	Summary of PCD Comm. Recommendations	Summary of PW Comm. Recommendations
48	ACC 17.24.040/ACC 17.24.040	Clarified language on certification process of binding site plans	Requested that staff review to ensure that both King and Pierce counties are referenced when "County" is used since Auburn has land in both counties.		Concur with staff recommendation to revise to specify requirement for City Engineer certification	
49	None/ACC 17.26 – ACC 17.26.010	Created a new chapter in Title 17 to require clustering in urban separators	Clarify that intent is not to allow for zero-lot line development types.		Delete the word "future" to clarify clustering is not intended to establish infrastructure for future development.	
49a	None/17.26.025	Added a process section to clarify the process that a cluster subdivision must follow.				
49b	None/17.26.030C2	Clarified that zero-lot line not allowed per PCD comment.				
49c	None/ACC 17.26.030C8	Common Open Space requirements of mandatory cluster subdivision in urban separators. Also revised section to clarify its provisions.	Clarify that buffers should be included in common open space calculation.			
49d	None/ACC 17.26.040D	<i>Deleted draft section ACC 17.26.040</i> Reviewed setbacks of underlying zones in relation to the cluster subdivision minimum lot width of 30 feet. Upon review, recommend larger minimum lot widths for mandatory and voluntary cluster subdivision. Also suggested smaller reduction in minimum lot size in zones where this is voluntary.	PC/PCD comment on whether the setbacks established in underlying zones would still work with minimum lot width of only 30 feet.	Planning Commission recommended that common open space requirement for urban separator be reviewed to allow critical areas and their buffers to be included as part of the 50% common open space requirement based on public comment.	Committee directed removal of this section from Chapter- directed staff to bring back to Committee for additional discussion and possible adoption via separate ordinance action.	
49e	None/ACC 17.26.040E	<i>Deleted draft section ACC 17.26.040</i> Code section specifies requirements for cluster subdivision outside the urban separators. As drafted, the requirement for common open space outside the urban separator would be 25%.		Planning Commission recommended that common open space requirement outside the urban separator be modified to allow on-site critical area buffers to be counted as part of the common open space requirement in cluster subdivision based on public comment.	Committee directed removal of this section from Chapter- directed staff to bring back to Committee for additional discussion and possible adoption via separate ordinance action.	